029.0	0002	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	841,900	/	841,900
USE VALUE:	841,900	/	841,900
ASSESSED:	841,900	/	841,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		BATES RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAVAN LUCIANO &
Owner 2:	BIBBO CAROLINA
Owner 3:	
Street 1:	21 BATES ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCHWARTZ EUGENE J -
Owner 2:	-
Street 1:	P.O. BOX 1533
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,040 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Wood Shingle Exterior and 1376 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6040.000	360,900		481,000	841,900
Total Card	0.139	360,900		481,000	841,900
Total Parcel	0.139	360,900		481,000	841,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 611.85 | /Parcel: 611.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	19919
GIS Ref	
GIS Ref	
Insp Date	08/19/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 029.0-0002-0012.0

!2407!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	361,100	0	6,040.	481,000	842,100	842,100	Year End Roll	12/18/2019
2019	101	FV	269,400	0	6,040.	511,000	780,400	780,400	Year End Roll	1/3/2019
2018	101	FV	269,400	0	6,040.	372,700	642,100	642,100	Year End Roll	12/20/2017
2017	101	FV	267,900	0	6,040.	324,600	592,500	592,500	Year End Roll	1/3/2017
2016	101	FV	233,300	0	6,040.	276,600	509,900	509,900	Year End	1/4/2016
2015	101	FV	224,400	0	6,040.	270,500	494,900	494,900	Year End Roll	12/11/2014
2014	101	FV	224,400	0	6,040.	222,400	446,800	446,800	Year End Roll	12/16/2013
2013	101	FV	224,400	0	6,040.	211,600	436,000	436,000		12/13/2012

PRINT

Date	Time
12/10/20	17:49:22

LAST REV

Date	Time
09/11/18	10:58:53
danam	

USER DEFINED

Prior Id # 1:	19919
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2407

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHWARTZ EUGENE	1482-101		12/14/2015		675,000	No	No		
NELSON VIRGINIA	1182-19		12/29/1997		250,300	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2018	929	Heat App	6,000	C				
4/30/2018	514	Redo Kit	98,195	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	MEAS&NOTICE	HS	Hanne S
4/28/2016	Sales Review	PT	Paul T
4/10/2009	Meas/Inspect	372	PATRIOT
2/16/2000	Meas/Inspect	263	PATRIOT
8/12/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6040		Sq. Ft.	Site		0	80.	1.00	1									480,958						481,000	

Total AC/HA:	0.13866	Total SF/SM:	6040	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	480,958	Spl Credit		Total:	481,000

EXTERIOR INFORMATION

Type:	05 - Garrison
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	180.409
Other Features:	90500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	443425
Depreciation:	82477
Depreciated Total:	360948

COMMENTS

PDAS. ATC=NO HEAT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

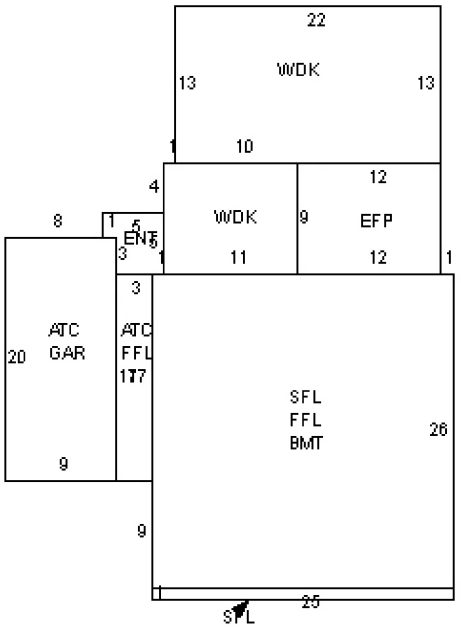
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	198.45
Special Features:	0	Val/Su Net:	128.80
Final Total:	360900	Val/Su SzAd	247.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	701	180.410	126,467
SFL	Second Floor	675	180.410	121,776
BMT	Basement	650	54.120	35,180
WDK	Deck	385	8.510	3,277
GAR	Garage	180	28.600	5,147
EFP	Enclos Porch	108	51.900	5,606
ATC	Attic	81	180.410	14,586
ENT	ENTRY	22	26.130	575
	Net Sketched Area:	2,802	Total:	312,614
Size Ad	1456.85	Gross Are	2952	FinArea 1376

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 029.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: